

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/44 Murphy Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$3,185,000

Median sale price

Median price \$1,957,500

House

X

Unit

Suburb

South Yarra

Period - From 01/10/2016

to 30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	246b Domain Rd SOUTH YARRA 3141	\$3,460,000	16/09/2017
2	2 Portland St RICHMOND 3121	\$3,350,000	07/07/2017
3	2c Copelen St SOUTH YARRA 3141	\$3,075,000	08/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



246b Domain Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$3,460,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)



2 Portland St RICHMOND 3121 (REI)

Agent Comments



Price: \$3,350,000

Method: Private Sale

Date: 07/07/2017

Rooms: -

Property Type: Townhouse (Res)



2c Copelen St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$3,075,000

Method: Private Sale

Date: 08/08/2017

Rooms: -

Property Type: House (Res)